

BOWEN ISLAND MUNICIPALITY

Notes of the Public Information Meeting of the **Municipal Council** of Bowen Island Municipality held Thursday June 16, 2005 at 7:00 p.m. in the Municipal Hall, 981 Artisan Lane, Bowen Island, and B.C.

COUNCIL IN ATTENDANCE

Councillor Alan Leigh
Councillor David Wrinch

STAFF IN ATTENDANCE

Isabell Hadford – Chief Administrative Officer
Gina MacKay – Island Community Planner

OTHERS IN ATTENDANCE

Approximately 17 members of the Public
Jacqueline Massey – *The Undercurrent*
Gayle Ferguson – Minute Taker

CALL TO ORDER

The Island Community Planner called the meeting to order at 7:00 p.m.

Introduction and Overview of the Snug Cove Village Plan: A Plan to Guide Change in Snug Cove

Gina MacKay, Island Community Planner noted that the rationale for the Public Information meeting on the Snug Cove Village Plan was to provide the public with an update of changes made to the Plan since the last Public Information meeting on January 16, 2005.

The Island Community Planner provided a power point presentation highlighting the following topics:

- What is the SCVP a guiding document not a zoning document;
- Purpose of SCVP;
- Who has been involved in the Process to date;
- Major factors influencing the Snug Cove Plan
- What is the Vision for Snug Cove
- Key Policy elements of the Snug Cove Village Plan;
- What are the next steps in the Bylaw Adoption Process

Review of areas of Change to the Snug Cove Village Plan

The Island Community Planner reviewed the areas of change to the Snug Cove Village as follows:

- Library site - future commercial development zoning was removed and replaced with Civic Institutional zoning;
- A policy was added to strengthen the development of mixed use commercial/residential buildings (4.1.2 f);
- Residential Development - density per acre was 10 units per acre and has been changed to 15 units per acre without density transfer (4.1.3 d);
- A policy has been added relating to affordable housing, which could be market or non market housing;
- Village Periphery Area has been significantly revamped and

continues to be zoned according to Official Community Plan guidelines;

- Marine – have added a policy relating to docks and a public boat launch;
- Surplus Lands policies have been deleted since their acquisition by the Municipality;
- Ferry Transportation Policies have been significantly revamped. Government Road has been identified for short term only. The Loop Road or expansion of Government Road has been identified as the possible long-term options. A transportation study would be required before deciding on a long term option;
- Land adjacent to and behind Old General Store has been identified for potential parking locations;
- Map changes - CNIB area changed to Institutional and the land east of Bowen Island Community School ball field, at the request of the Parks and Recreation Commission, has been designated Civic Institutional as an area to expand the playing field.

Public Comments

Members of the Public commented on the following issues:

Ferry Marshalling Options

- Loop Road would it require public process and would there be a scenario where a Council would be elected to enact the Loop Road option;
- Loop Road option and the requirement for rezoning.

Village Residential Zoning

- Behind RCMP station - concern regarding a site for a possible Civic Facility;
- Change of zoning designation - Official Community Plan designates Village Residential as special needs and is the only area where attached housing can exist and this has now been changed.

Surplus Lands

Rationale for development of surplus lands and percentage of land that would need to be sold to regroup the purchase price.

Density

- Wording for Residential Development Policies - at what point would density transfer be required? Present wording limits the discretion of future Councils;
- Number of units there would be in the area zoned Village Residential on the west side of Millers Road;
- The logic of zoning that would permit 200-235 units if there were not infrastructure to sustain the increased density.

Other

- Whether there were height limits for new buildings;
- The possibility of changing areas already designated.

The Island Community Planner encouraged members of the public to address their concerns to the Mayor and Council in writing and, if received in time, these concerns would be read out at the Public Hearing scheduled for 7:00 p.m. on June 23, 2005.

ADJOURNMENT

The meeting adjourned at 8:00 p.m.

Certified Correct:

Gina MacKay
Island Community Planner

Isabell Hadford
Chief Administrative Officer